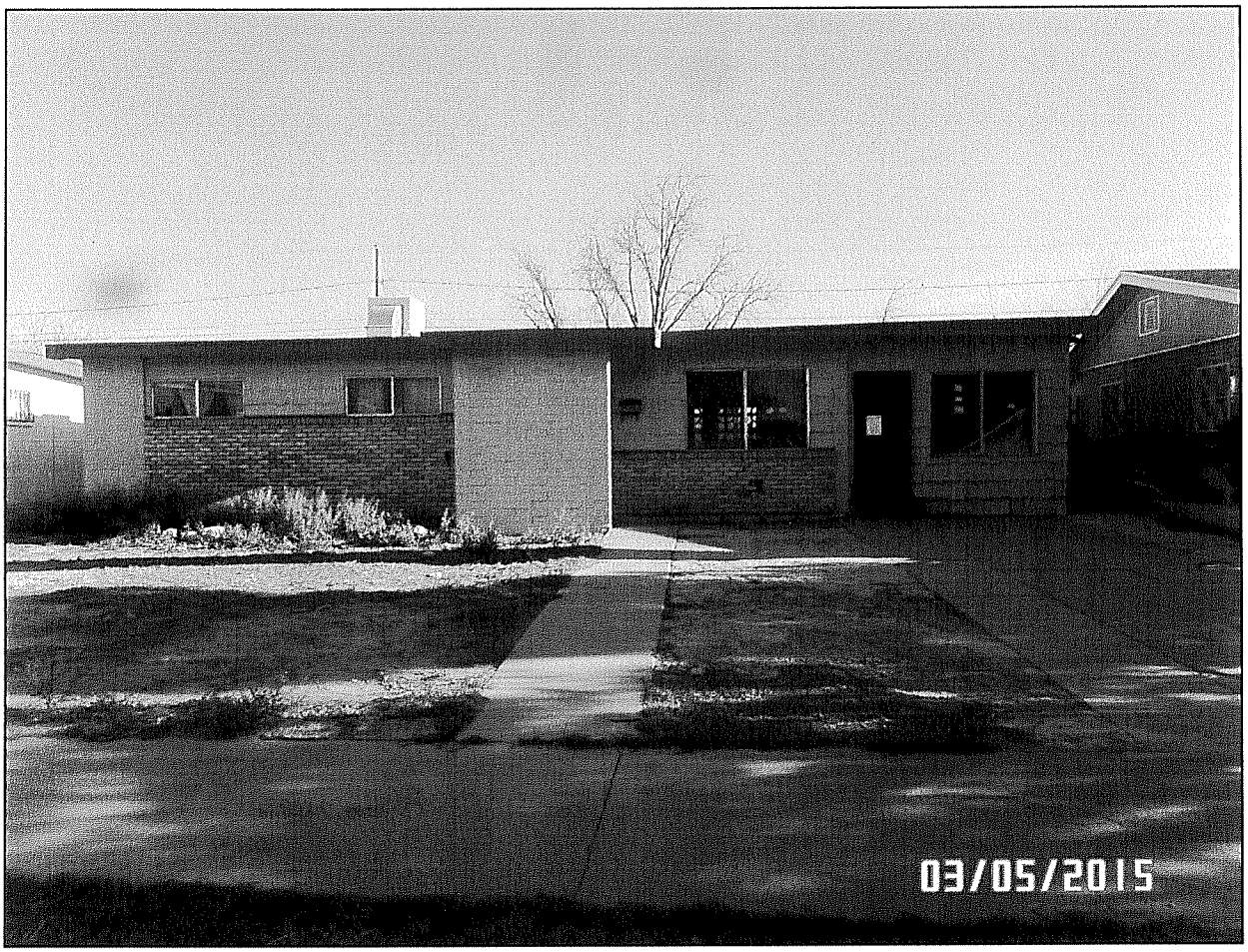
332 JENSEN AVE.



BUILDING AND STANDARDS BOARD AGENDA ITEM #4 FOR WEDNESDAY, MARCH 25, 2015

PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION

MEMORANDUM
March 17, 2015

TO: The Honorable Chairman and Board Members

THROUGH: Victor Morrison-Vega, Deputy Director, Planning & Inspections Department

FROM: Ron Roth, Chief Building Inspector

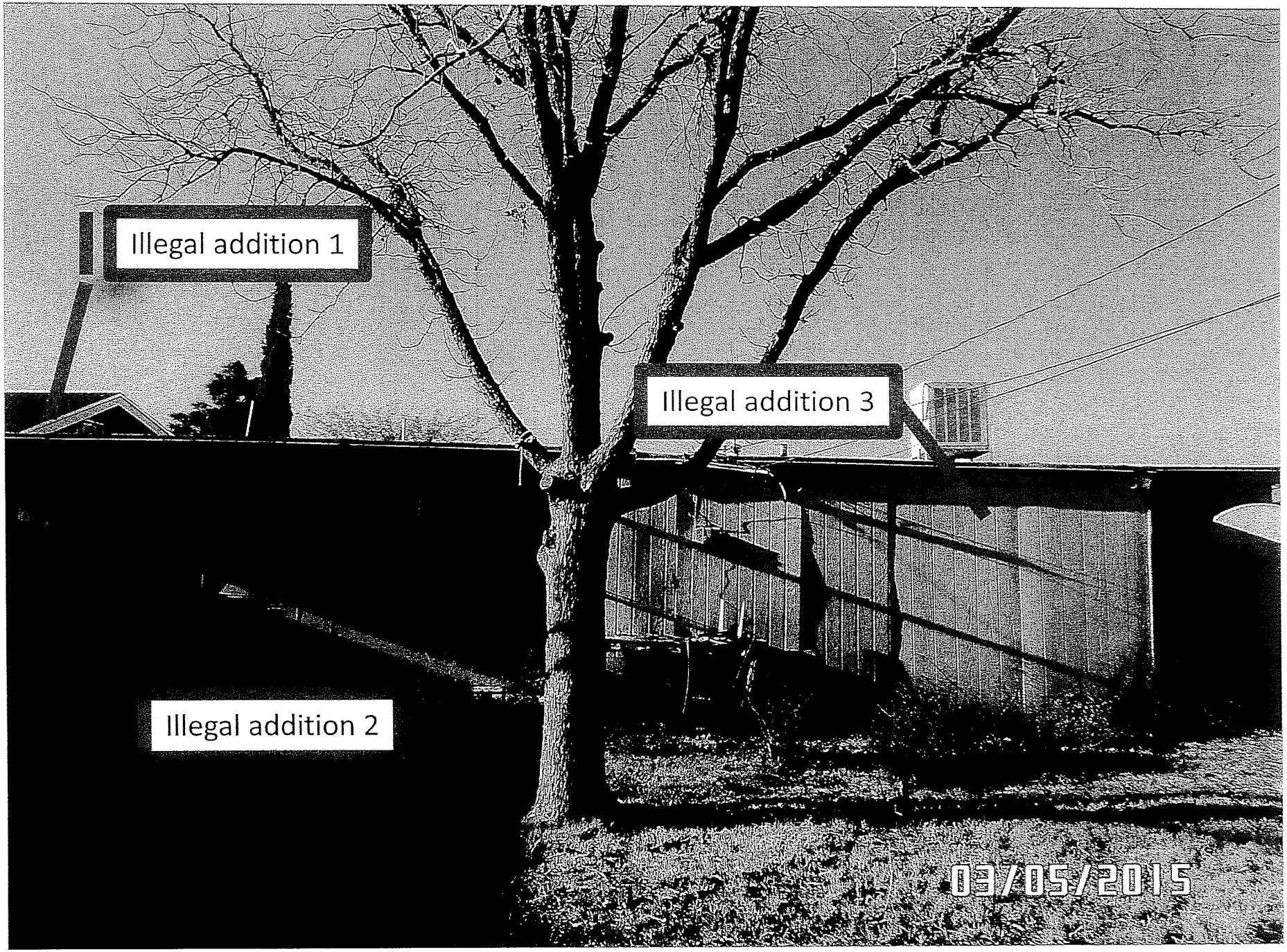
SUBJECT: 332 Jensen Ave, El Paso, TX 79915

The following is a brief chronology of the investigation of the referenced location:

1) First investigated on July 23, 2014. Recently inspected on March 05, 2015. The single family dwelling was built on or about 1962. The main structure has three illegal additions. The dwelling is open to unwanted entry and structurally unsound due to lack of maintenance and exposure to the elements. Attempts to maintain the structures secure have been unsuccessful.
2) A certified condemnation letter was mailed to the owners Maria A & Isabel Guzman on July 29, 2014.
3) Certified notices of the public hearing scheduled for March 25, 2015 were mailed to the owners and all interested parties on March 05, 2015.
4) As of March 17, 2015, $771.54 is owed in taxes.

The owners have been notified of the property violations. To date there has been minimum corrective actions taken, and therefore the Department recommends that it be found:

1) That the illegal additions are not in substantial compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
2) That the main structure can be rehabilitated with necessary permits; and
3) That illegal addition #2 and #3 be legalized with necessary permits; and
4) That the main structure and illegal addition #2 and #3 be maintained secure until rehabilitated; and
5) That the illegal addition #1 be demolished within (30) days; and
6) That the premises be cleaned of all trash, and debris within (30) days and maintained cleaned thereafter; and
7) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance, and place a lien on the property for the work which will be done by the City.


Illegal addition 1
Illegal addition 3
Illegal addition 2
03/05/2015

Mayor
Oscar Leeser

City Council

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Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

City Development Department

Building Safety Division
July 28, 2014
NOTICE OF VIOLATION

JUL 2 9 2014

Isabel & Maria A Guzman
332 Jensen Ave
El Paso, TX 79915-3810

Re: 332 Jensen Ave
Blk: 7 Thomas Manor
Lot: 9 (6000 Sq Ft)
Zoned: R-3
ENHS14-01359
9L 7199 9991 7030 7743 3459

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

18.50.108.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.108.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

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18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **332 Jensen Ave, El Paso, TX 79915** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]

d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]

e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]

f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]

i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]

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Cortney C. Niland

City Manager
Tommy Gonzalez

k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]

n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

o. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

p. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

q. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]

r. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]

s. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

t. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]

u. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]

w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

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As a result of the aforementioned violations, the following action may be taken:

a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

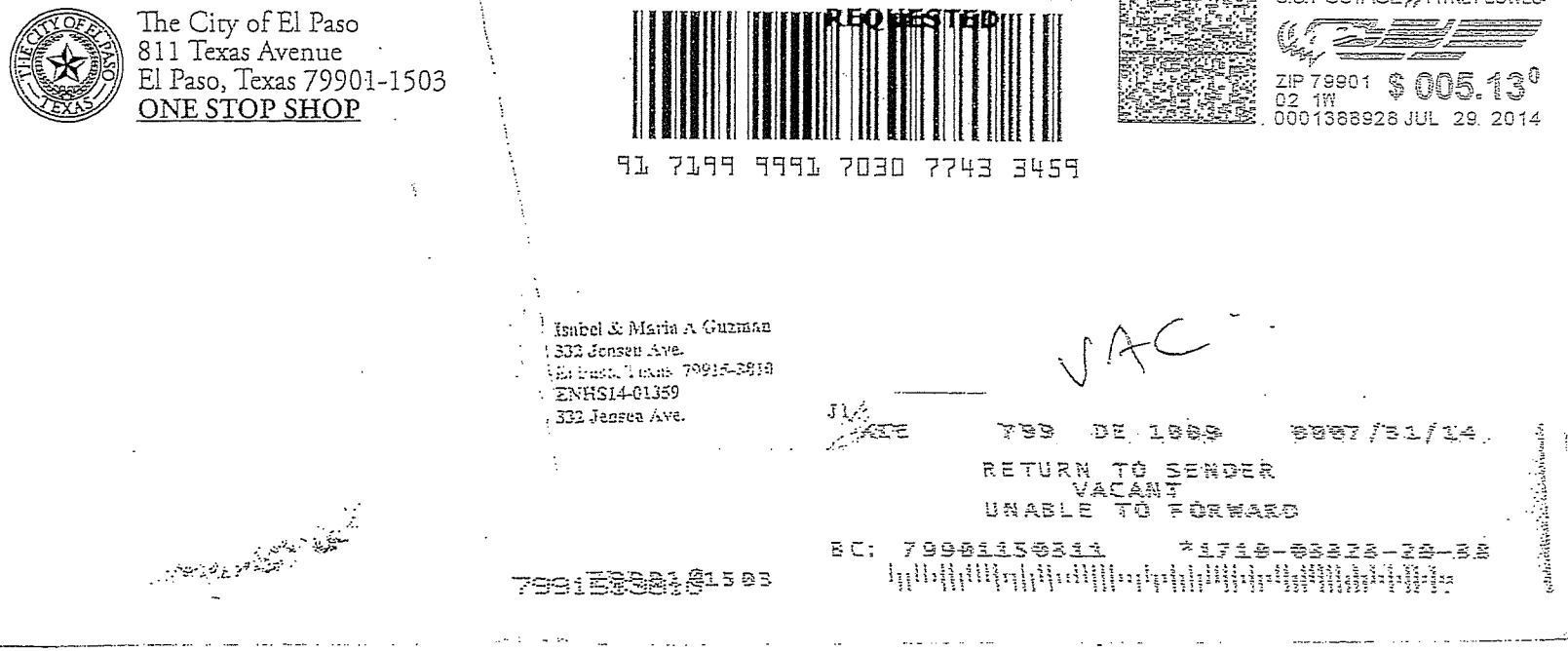
b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815.

Janeth Loya
Building Inspector



The City of El Paso
811 Texas Avenue
El Paso, Texas 79901-1503
ONE STOP SHOP

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

91 7199 9991 7030 7743 3459

U.S. POSTAGE PITNEY BOWES
ZIP 79901 $ 005.13⁰
02 1W
0001388928 JUL 29 2014

Isabel & Maria A Guzman
332 Jensen Ave.
El Paso, Texas 79915-3810
ENHS14-01359
332 Jensen Ave.

VAC

J1 799 DE 1009 0007/31/14
RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 79901150311 *1710-03828-20-38

79915 3810 79901 1503

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Customer Service ›
Have questions? We're here to help.

Tracking Number: 9171999991703077433459

Product & Tracking Information

Available Actions

Postal Product:	Extra Svc:	
First-Class Mail®	Certified Mail™	Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
August 4, 2014 , 9:55 am	Delivered	EL PASO, TX 79901

The package is delayed and will not be delivered by the expected delivery date. An updated delivery date will be provided when available. Your item was delivered at 9:55 am on August 4, 2014 in EL PASO, TX 79901.

August 1, 2014 , 12:03 am	Departed USPS Facility	EL PASO, TX 79910
July 30, 2014 , 7:15 am	Undeliverable as Addressed	EL PASO, TX 79915
July 29, 2014 , 7:05 pm	Arrived at USPS Origin Facility	EL PASO, TX 79910
July 29, 2014 , 5:50 pm	Accepted at USPS Origin Sort Facility	EL PASO, TX 79901
July 29, 2014	Pre-Shipment Info Sent to USPS	

Track Another Package

Tracking (or receipt) number

Track It

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City Manager
Tommy Gonzalez

City Development Department

Building Safety Division
July 28, 2014
NOTICE OF VIOLATION

JUL 2 9 2014

Select Portfolio Servicing
PO BOX 65450
Salt Lake City, UT 84165-0250

Re: 332 Jensen Ave
Blk: 7 Thomas Manor
Lot: 9 (6000 Sq Ft)
Zoned: R-3
ENHS14-01359
91 7199 9991 7030 7743 3428

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The structure located at **332 Jensen Ave, El Paso, TX 79915** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

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c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]

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g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]

i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]

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n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

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u. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]

w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

City Development Department

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City Manager
Tommy Gonzalez

As a result of the aforementioned violations, the following action may be taken:

a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

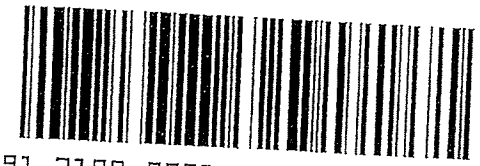
According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815.

Janet T. Loya
Building Inspector

The City of El Paso
811 Texas Avenue
El Paso, Texas 79901-1503
ONE STOP SHOP

CERTIFIED MAIL



91 7199 9991 7030 7743 3428

Select Portfolio Servicing
P O Box 65450
Salt Lake City, UT 84165-0250
ENHS14-01359
332 Jensen Ave.

J Loya

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Have questions? We're here to help.

Tracking Number: 9171999991703077433428

On Time
Expected Delivery Day: Friday, August 1, 2014

Product & Tracking Information

Available Actions

Postal Product:	Features:	
First-Class Mail®	Certified Mail™	Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
July 31, 2014 , 10:22 am	Delivered	SALT LAKE CITY, UT 84165
Your item was delivered at 10:22 am on July 31, 2014 in SALT LAKE CITY, UT 84165.		
July 31, 2014 , 9:57 am	Available for Pickup	SALT LAKE CITY, UT 84165
July 31, 2014 , 9:37 am	Arrived at Unit	SALT LAKE CITY, UT 84115
July 31, 2014 , 8:25 am	Departed USPS Facility	SALT LAKE CITY, UT 84199
July 30, 2014 , 10:16 pm	Arrived at USPS Facility	SALT LAKE CITY, UT 84199
July 29, 2014 , 9:00 pm	Departed USPS Facility	EL PASO, TX 79910
July 29, 2014 , 7:05 pm	Arrived at USPS Origin Facility	EL PASO, TX 79910
July 29, 2014 , 5:50 pm	Accepted at USPS Origin Sort Facility	EL PASO, TX 79901
July 29, 2014	Pre-Shipment Info Sent to USPS	

Track Another Package

Tracking (or receipt) number

Track It

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Oscar Leeser

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City Development Department

Building Safety Division
July 28, 2014

NOTICE OF VIOLATION

JUL 2 9 2014

Select Portfolio Servicing
PO BOX 3541
Covina, CA 91722

Re: 332 Jensen Ave
Blk: 7 Thomas Manor
Lot: 9 (6000 Sq Ft)
Zoned: R-3
ENHS14-01359
91 7199 9991 7030 7743 3411

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18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

Mayor
Oscar Leeser

City Council

District 1
Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

City Development Department

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **332 Jensen Ave, El Paso, TX 79915** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]

d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]

e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]

f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]

i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]

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Cortney C. Niland

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Tommy Gonzalez

k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]

n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

o. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

p. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

q. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]

r. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]

s. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

t. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]

u. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]

w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

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Cortney C. Niland

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Tommy Gonzalez

As a result of the aforementioned violations, the following action may be taken:

a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815.

Janeth Loya
Building Inspector

The City of El Paso
811 Texas Avenue
El Paso, Texas 79901-1503
ONE STOP SHOP

CERTIFIED MAIL

91 7199 9991 7030 7743 3411

Select Portfolio Servicing
P O Box 3541
Covina, CA 91722
ENHS14-01359
332 Jensen Ave. J Loya

USPS.COM

USPS Tracking™

Customer Service ›
Have questions? We're here to help.

Tracking Number: 9171999991703077433411

Expected Delivery Day: Friday, August 1, 2014

Product & Tracking Information

Available Actions

Postal Product:	Features:	
First-Class Mail®	Certified Mail™	Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
August 1, 2014 , 7:59 am	Delivered	COVINA, CA 91722
Your item was delivered at 7:59 am on August 1, 2014 in COVINA, CA 91722.		
August 1, 2014 , 12:54 am	Departed USPS Facility	CITY OF INDUSTRY, CA 91715
July 31, 2014 , 10:57 pm	Arrived at USPS Facility	CITY OF INDUSTRY, CA 91715
July 29, 2014 , 9:00 pm	Departed USPS Facility	EL PASO, TX 79910
July 29, 2014 , 7:05 pm	Arrived at USPS Origin Facility	EL PASO, TX 79910
July 29, 2014 , 5:50 pm	Accepted at USPS Origin Sort Facility	EL PASO, TX 79901
July 29, 2014	Pre-Shipment Info Sent to USPS	

Track Another Package

Tracking (or receipt) number

Track It

Mayor
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District 7
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District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

City Development Department

Building Safety Division
July 28, 2014
NOTICE OF VIOLATION

JUL 29 2014

Select Portfolio Servicing
P.O BOX 65250
Salt Lake City, UT 84165-0250

Re: 332 Jensen Ave
Blk: 7 Thomas Manor
Lot: 9 (6000 Sq Ft)
Zoned: R-3
ENHS14-01359
91 7199 9991 7030 7743 3435

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

18.50.108.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.108.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

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Tommy Gonzalez

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **332 Jensen Ave, El Paso, TX 79915** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]

d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]

e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]

f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]

i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]

Mayor
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Cortney C. Niland

City Manager
Tommy Gonzalez

k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

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m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]

n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

o. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

p. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

q. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]

r. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]

s. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

t. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]

u. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]

w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

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Tommy Gonzalez

As a result of the aforementioned violations, the following action may be taken:

a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

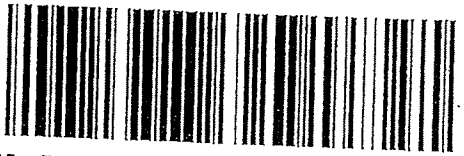
According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815.

Janeth Loya
Building Inspector

The City of El Paso
811 Texas Avenue
El Paso, Texas 79901-1503
ONE STOP SHOP

CERTIFIED MAIL



91 7199 9991 7030 7743 3435

Select Portfolio Servicing
P. O. Box 65250
Salt Lake City, UT 84165-0250
ENHS14-01359
332 Jensen Ave. J Loya

USPS.COM

USPS Tracking™

Customer Service ›
Have questions? We're here to help.

Tracking Number: 9171999991703077433435

Updated Delivery Day: Friday, August 1, 2014

Product & Tracking Information

Available Actions

Postal Product:	Features:	
First-Class Mail®	Certified Mail™	Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
July 31, 2014 , 10:22 am	Delivered	SALT LAKE CITY, UT 84165
Your item was delivered at 10:22 am on July 31, 2014 in SALT LAKE CITY, UT 84165.		
July 31, 2014 , 9:57 am	Available for Pickup	SALT LAKE CITY, UT 84165
July 31, 2014 , 9:37 am	Arrived at Unit	SALT LAKE CITY, UT 84115
July 31, 2014 , 8:25 am	Departed USPS Facility	SALT LAKE CITY, UT 84199
July 30, 2014 , 10:16 pm	Arrived at USPS Facility	SALT LAKE CITY, UT 84199
July 29, 2014 , 9:00 pm	Departed USPS Facility	EL PASO, TX 79910
July 29, 2014 , 7:05 pm	Arrived at USPS Origin Facility	EL PASO, TX 79910
July 29, 2014 , 5:50 pm	Accepted at USPS Origin Sort Facility	EL PASO, TX 79901
July 29, 2014	Pre-Shipment Info Sent to USPS	

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Tracking (or receipt) number

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Mayor
Oscar Leeser

City Council

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District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

City Development Department

Building Safety Division
July 28, 2014
NOTICE OF VIOLATION

JUL 2 9 2014

Select Portfolio Servicing
PO BOX 65277
Salt Lake City, UT 84165-0277

Re: 332 Jensen Ave
Blk: 7 Thomas Manor
Lot: 9 (6000 Sq Ft)
Zoned: R-3
ENHS14-01359
91 7199 9991 7030 7743 3404

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

18.50.108.1 General.

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18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

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18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **332 Jensen Ave, El Paso, TX 79915** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]

d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]

e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]

f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]

i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]

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k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

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m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]

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o. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

p. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

q. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]

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s. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

t. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]

u. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]

w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

Mayor
Oscar Leeser

City Council

District 1
Ann Morgan Lilly

District 2
Larry Romero

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Eddie Holguin Jr.

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

As a result of the aforementioned violations, the following action may be taken:

a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.

b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division because of Electrical Code violations.

Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 212-1815.

Jaime Loya
Building Inspector

The City of El Paso
811 Texas Avenue
El Paso, Texas 79901-1503
ONE STOP SHOP

CERTIFIED MAIL

91 7199 9991 7030 7743 3404

Select Portfolio Servicing
P O Box 65277
Salt Lake City, UT 8415-0277
ENHS14-01359
332 Jensen Ave.

J Loya

USPS.COM

USPS Tracking™

Customer Service ›
Have questions? We're here to help.

Tracking Number: 9171999991703077433404

Updated Delivery Day: Saturday, August 2, 2014

Product & Tracking Information

Available Actions

Postal Product: First-Class Mail®

Features: Certified Mail™, Return Receipt Electronic

DATE & TIME	STATUS OF ITEM	LOCATION
August 1, 2014 , 10:08 am	Delivered	SALT LAKE CITY, UT 84165
	Your item was delivered at 10:08 am on August 1, 2014 in SALT LAKE CITY, UT 84165.	
August 1, 2014 , 9:59 am	Available for Pickup	SALT LAKE CITY, UT 84165
August 1, 2014 , 9:40 am	Arrived at Unit	SALT LAKE CITY, UT 84115
August 1, 2014 , 8:26 am	Departed USPS Facility	SALT LAKE CITY, UT 84199
July 31, 2014 , 8:45 pm	Arrived at USPS Facility	SALT LAKE CITY, UT 84199
July 29, 2014 , 9:10 pm	Departed USPS Facility	EL PASO, TX 79910
July 29, 2014 , 7:05 pm	Arrived at USPS Origin Facility	EL PASO, TX 79910
July 29, 2014 , 5:50 pm	Accepted at USPS Origin Sort Facility	EL PASO, TX 79901
July 29, 2014	Pre-Shipment Info Sent to USPS	

Track Another Package

Tracking (or receipt) number

Track It

Doc# 20150015026

NOTICE OF PUBLIC HEARING

To all interested parties:

151/6

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the "Commission", at the following time and place:

LOCATION: El Paso City Hall, City Council Chamber, 300 N. Campbell, 1st Floor, El Paso, Texas 79901

DATE: March 25, 2015

TIME: 5:30 p.m.

PROPERTY: 332 Jensen Ave., El Paso, Texas 79915, also described as Lot 9, Block 7, THOMAS MANOR SECTION ONE, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 12, Page 33, Plat Records of El Paso County, Texas.

CITY CLERK DEPT.
2015 MAR -5 AM 9:38

The property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, the Estate of Isabel Guzman A/K/A Isabel H. Guzman, Deceased and the Estate of Maria Antonia Guzman A/K/A Antonia M. Guzman, Deceased; Betty A. Martinez and Frank Guzman, are the owners, herein after referred to as the "Owners" of the property. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building and Safety Division of the Planning and Inspections Department, 801 Texas, El Paso, Texas 79901, no later than the 20th day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the property, even if you do not.

On or about July 23, 2014, an inspection of the property was conducted by the Building Safety Division and the following violations were identified:

a. All exterior property, accessory structures and premises shall be maintained in a clean, safe and sanitary condition, All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair. [Sec. 302.1, 302.2, 302.3, 302.4, 302.5, 302.6, 302.7, 302.8, 302.9]

b. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6,

304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]

c. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]

CITY CLERK DEPT.
2015 MAR -5 AM 9:38

d. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6,]

e. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]

f. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]

g. The building must comply with the minimum criteria and conditions for light. [Sec.402.1, 402.2, 402.3]

h. The building must comply with the minimum criteria and conditions for ventilation. [Sec.403.1, 403.2, 403.3, 403.4, 403.5]

i. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]

j. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4,502.4.1, 502.5]

k. The building must comply with the minimum criteria of the provisions for toilet rooms. [Sec. 503.1, 503.2, 503.3, 503.4]

l. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]

m. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]

n. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

o. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]

CITY CLERK DEPT.
2015 MAR -5 AM 9:38

p. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]

q. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]

r. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]

s. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

t. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]

u. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]

v. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]

w. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

x. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

The owners are entitled to show cause that the property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the owners advocate for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the owners fail to comply with the order of the Commission, the City may pursue one or more of the following actions:

Perform any and all work necessary to bring the property into compliance with the Commission's order;

CITY CLERK DEPT.
2015 MAR -5 AM 9:38

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed $1,000 per day or $10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. A copy of the ordinance adopting the most current version of Chapter 2.38 is enclosed. The bylaws may be obtained at the Building Safety Division of the Planning and Inspections Department, 801 Texas, El Paso, Texas 79901 or by calling (915) 212-1815.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM

Wendi N. Vineyard
Assistant City Attorney

APPROVED AS TO CONTENT

Ron Roth, C.B.O.
Deputy Building Official

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at 332 Jensen Ave., El Paso, Texas 79915 was filed with the County Clerk's Office, the official public records of real property for El Paso County.

Richarda Duffy Momsen

Executed this 5th day of March, 2015 on behalf of the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS
COUNTY OF EL PASO

Subscribed and sworn to before me, this 5th day of March, 2015.

DOLORES M. JENKINS
NOTARY PUBLIC
In and for the State of Texas
My commission expires
04-25-2018

Dolores M. Jenkins
Notary Public

CITY CLERK DEPT.
2015 MAR -5 AM 9:38

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 332 Jensen Ave., El Paso, Texas 79915 was PUBLISHED in the official City newspaper on the _____day of_____, 2015.

_____
Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

The Estate of Isabel Guzman A/K/A Isabel H. Guzman, Deceased and the Estate of Maria Antonia Guzman A/K/A Antonia M. Guzman, Deceased; Betty A. Martinez and Frank Guzman
332 Jensen Ave
El Paso, Texas 79915-3810

Date: 03/05/15
Time: 4:00pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Isabel & Maria A Guzman
332 Jensen Ave
El Paso, TX 79915-3810

Date: 03/05/15
Time: 4:00pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Maria Guzman
458 Davis St
Anthony, NM 88021

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Betty A. Martinez
332 Jensen Ave
El Paso, TX 79915

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Frank Guzman
3528 Taylor
El Paso, TX 79930

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Frank Guzman
521 Texas Ave
El Paso, TX 79901

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

First National Bank of Chicago, as trustee of WMC Mortgage
PO BOX 54089
Los Angeles, CA 90054-9984

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

First National Bank of Chicago, as trustee of WMC Mortgage
6320 Canoga Ave 7th FL, TR-790, #720
Woodland Hills, CA 91367

Date: 03/05/15
Time: 4:00 pm
Inspector: TEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

First National Bank
6201 N Lincoln Ave
Chicago, IL 60659

Date: 03/05/15
Time: 4:00 pm
Inspector: TEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Select Portfolio Servicing Inc., as Servicing Agent for Bank of New York Mellon Trust Company, N.A, f/k/a Bank of New York Trust Co
Attn. Beverly Mitrisin
3815 South West Temple
Salt Lake City, UT 84115

Date: 03/05/15
Time: 4:00 pm
Inspector: TEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Select Portfolio Servicing Inc., as Servicing Agent for Bank of New York Mellon Trust Company, N.A, f/k/a Bank of New York Trust Co
Attn. Beverly Mitrisin
PO BOX 65250
Salt Lake City, UT 84165-0250

Date: 03/05/15
Time: 4:00 pm
Inspector: TEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Select Portfolio Servicing Inc., as Servicing Agent for Bank of New York Mellon Trust Company, N.A, f/k/a Bank of New York Trust Co
Attn. Beverly Mitrisin
PO BOX 65450
Salt Lake City, UT 84165-0250

Date: 03/05/15
Time: 4:00 pm
Inspector: TEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Select Portfolio Servicing Inc., as Servicing Agent for Bank of New York Mellon Trust Company, N.A, f/k/a Bank of New York Trust Co
Attn. Beverly Mitrisin
PO BOX 3541
Covina, CA 91722

Date: 03/05/15
Time: 4:00 pm
Inspector: TEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Select Portfolio Servicing Inc., as Servicing Agent for Bank of New York Mellon Trust Company, N.A, f/k/a Bank of New York Trust Co
Attn. Beverly Mitrisin
PO BOX 65277
Salt Lake City, UT 84165-0277

Date: 03/05/15
Time: 4:00 pm
Inspector: TEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Bank of New York Mellon
110 Washington Pl
New York, NY 10014

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Bank of New York Mellon
225 W 34th St, Ste 1607
New York, NY 10122

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Bank of New York Mellon
101 Barclay St, 22nd Floor
New York, NY 10286

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Mark Caballero
9109 Dyer St, Ste B
El Paso, TX 79924

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, Texas 79901

Date: 03/05/15
Time: 4:00pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas, 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas 79915 was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Probate Court
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: 03/05/15
Time: 4:00pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice regarding the property at 332 Jensen Ave., El Paso, Texas, 79915, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer
Linebarger, Heard & Perez, LLP
Attn: Bonnie Cooper
221 N. Kansas Suite 1400
El Paso, Texas 79901

Date: 03/05/15
Time: 1:00 pm
Inspector: JEL

I certify that a true and correct copy of the foregoing Notice was POSTED at 332 Jensen Ave., El Paso, Texas, 79915

Date: 03/05/15
Time: 4:00 pm
Inspector: JEL

The City of El Paso
P.O. Box 1890
El Paso, Texas 79950-1890
CITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION

RETURN RECEIPT
REQUESTED

91 7199 9991 7030 7887 4657

U.S. POSTAGE PITNEY BOWES
ZIP 79901 $ 005.13⁰
02 1W
0001388928 MAR 05 2015

ANK

Mark Caballero
9109 Dyer St., Ste B
El Paso, Texas 79924
ENHS14-01359
332 Jensen Ave.

J Loya

NIXIE 799 FE 1009 0003/08/15

RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD

BC: 79950189090 *1710-02812-05-40

The City of El Paso
P.O. Box 1890
El Paso, Texas 79950-1890
CITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION

CERTIFIED MAIL
RETURN RECEIPT
REQUESTED

91 7199 9991 7030 7887 4725

U.S. POSTAGE PITNEY BOWES
ZIP 79901 $ 005.13⁰
02 1W
0001388928 MAR 05 2015

The Estate of Isabel Guzman
A/K/A Isabel H. Guzman, Deceased and the Estate
Of Maria Antonia Guzman
A/K/A Anto
Betty A.
El Paso,

NIXIE 799 DE 1009 0003/07/15
RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD
BC: 79950189090 *1710-02890-05-40

79950-01890

UNSAFE STRUCTURES REPORT

PLANNING & INSPECTIONS DEPARTMENT

DATE OF EXAMINATION: March 05, 2015. **REP. DISTRICT:** 3.

ADDRESS: 332 Jensen Ave, El Paso, TX 79915 . **ZONED:** R-3.

LEGAL DESCRIPTION: Lot 9, Block 7, THOMAS MANOR SECTION ONE, an addition to the City of El Paso, El Paso County, Texas, according to the Plat thereof recorded in Volume 12, Page 33, Plat Records of El Paso County, Texas.

OWNER: Maria A & Isabel Guzman.

ADDRESS: 332 Jensen Ave, El Paso, TX 79915.

BUILDING USE: Single-Family Dwelling with Illegal Additions.

TYPE OF CONSTRUCTION: Type V, main structure constructed of brick walls, wood framed roof system and concrete slab foundation. Illegal additions with wood framed walls and roof system.

FOOTINGS: Unable to determine due to subterranean placement.
CONDITION: A structural engineer should be hired to evaluate actual condition.

FOUNDATION WALL: N/A
CONDITION: N/A

FLOOR STRUCTURE: Concrete slab on grade.
CONDITION: A structural engineer should be hired to evaluate actual condition.

EXTERIOR WALLS: Brick walls in main structure covered with siding, brick veneer and / or stucco. Wood framed walls in illegal additions covered with siding and / or plywood.
HEIGHT: 10 ft. +/- **THICKNESS:** 8 in. +
CONDITION: A structural engineer should be hired to evaluate the structural elements of the building and submit a report on the corrections required to make the building safe.

INTERIOR WALLS & CEILINGS: Brick and wood framed walls covered with gypsum board in main structure and illegal additions. Gypsum board in ceilings in main structure and illegal additions.
CONDITION: A structural engineer should be hired to evaluate the structural elements of the building and submit a report on the corrections required to make the building safe.

ROOF STRUCTURE: Wood framing with asphalt shingle.
CONDITION: A registered roofing contractor will need to be hired to evaluate the entire roofing system and submit a report of his findings to this department on the corrective action required to bring the system up to minimum code compliance.

DOORS, WINDOWS, ETC.: Wood and metal doors with metal frame. Windows with metal frame.

CONDITION: Poor.

MEANS OF EGRESS: Non-compliant.
CONDITION: Poor.

PLUMBING: A licensed plumber should be hired to bring the plumbing system up to code.

ELECTRICAL: A licensed electrician should be hired to bring the electrical system up to code.

MECHANICAL: A licensed mechanical contractor should be hired to bring the mechanical system up to code.

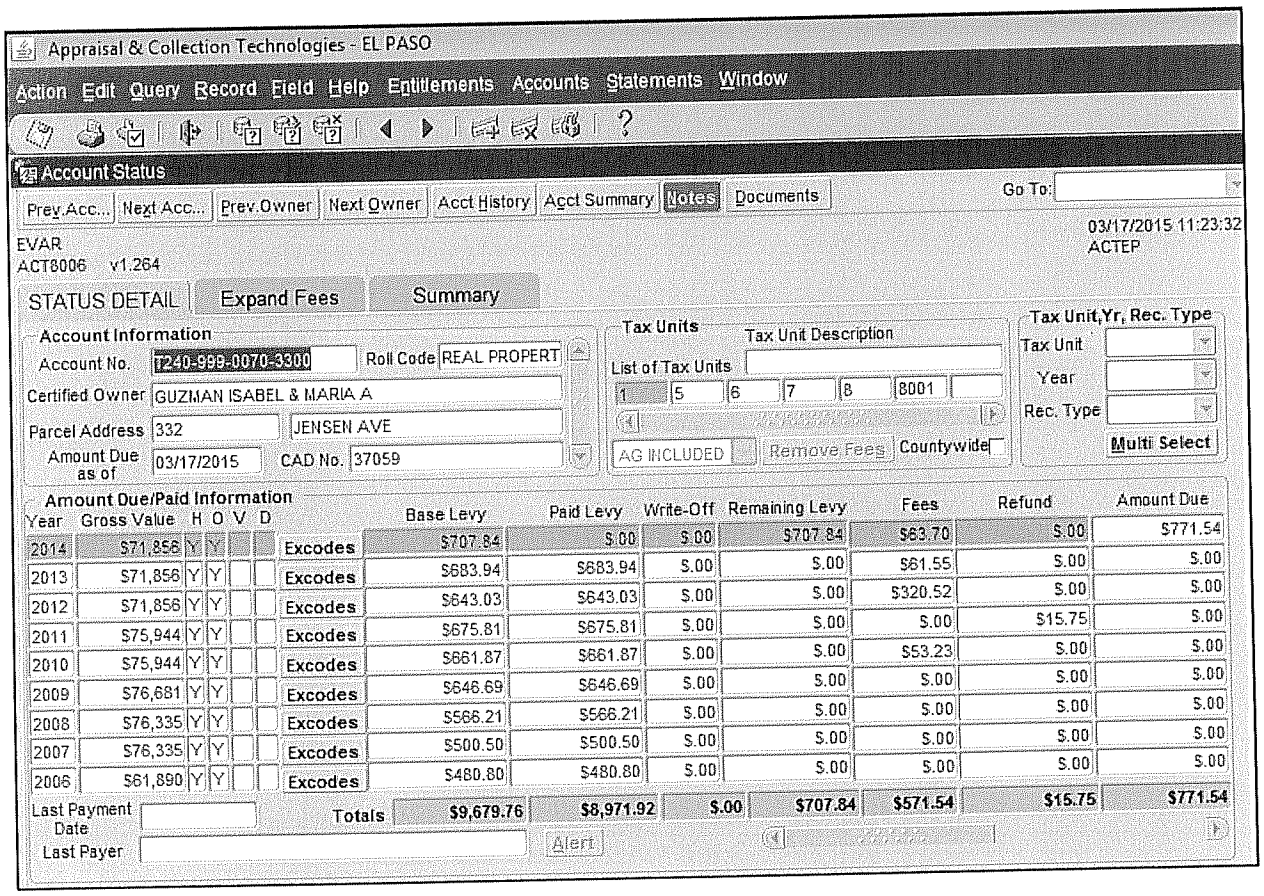
IF CONDEMNED, HOW MANY PERSONS WILL BE AFFECTED: 0

WARNING POSTED: YES **BARRICADED:** NO **POLICE AID REQD.:** NO

REMARKS: First investigated on July 23, 2014. Recently inspected on March 05, 2015. The single family dwelling was built on or about 1962. The main structure has three illegal additions. The dwelling is open to unwanted entry and structurally unsound due to lack of maintenance and exposure to the elements. Attempts to maintain the structures secure have been unsuccessful.

Janeth Loya
Building Inspector

TAX REPORT



Appraisal & Collection Technologies - EL PASO

Action Edit Query Record Field Help Entitlements Accounts Statements Window

Account Status

Prev Acc... Next Acc... Prev Owner Next Owner Acct History Acct Summary Notes Documents Go To:

03/17/2015 11:23:32
ACTEP

EVAR
ACT8006 v1.264

STATUS DETAIL | Expand Fees | Summary

Account Information

Account No. T240-999-0070-3300 Roll Code REAL PROPERT
Certified Owner GUZMAN ISABEL & MARIA A
Parcel Address 332 JENSEN AVE
Amount Due as of 03/17/2015 CAD No. 37059

Tax Units Tax Unit Description

List of Tax Units 1 5 6 7 8 8001
AG INCLUDED Remove Fees Countywide

Tax Unit,Yr, Rec. Type

Tax Unit
Year
Rec. Type
Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D		Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due
2014	$71,856	Y	Y			Excodes	$707.84	$.00	$.00	$707.84	$63.70	$.00	$771.54
2013	$71,856	Y	Y			Excodes	$683.94	$683.94	$.00	$.00	$61.55	$.00	$.00
2012	$71,856	Y	Y			Excodes	$643.03	$643.03	$.00	$.00	$320.52	$.00	$.00
2011	$75,944	Y	Y			Excodes	$675.81	$675.81	$.00	$.00	$.00	$15.75	$.00
2010	$75,944	Y	Y			Excodes	$661.87	$661.87	$.00	$.00	$53.23	$.00	$.00
2009	$76,681	Y	Y			Excodes	$646.69	$646.69	$.00	$.00	$.00	$.00	$.00
2008	$76,335	Y	Y			Excodes	$566.21	$566.21	$.00	$.00	$.00	$.00	$.00
2007	$76,335	Y	Y			Excodes	$500.50	$500.50	$.00	$.00	$.00	$.00	$.00
2006	$61,890	Y	Y			Excodes	$480.80	$480.80	$.00	$.00	$.00	$.00	$.00
						Totals	$9,679.76	$8,971.92	$.00	$707.84	$571.54	$15.75	$771.54

Last Payment Date
Last Payer
Alert